- 2 SEABROOK MET ON THURSDAY, AUGUST 8, 2019 AT 7:00 P.M. IN THE SEABROOK
- CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO 3
- 4 CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA
- 5 ITEMS LISTED BELOW.

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- **BOARD MEMBERS PRESENT:**
- 8 PAUL R. DUNPHEY (exc. absence) **CHAIRMAN** 9 TERRY CHAPMAN VICE-CHAIR
- 10 **KEVIN FERGUSON TREASURER** 11 ERNIE DAVIS **SECRETARY**
- 12
- THOMAS KOLUPSKI **MAYOR**
- 13 **GARY BELL MEMBER**
- 14 COUNCIL REPRESENTATIVE JEFF LARSON (exc. absence) 15
- 16 ALSO PRESENT WERE:
- 17 **GAYLE COOK CITY MANAGER**
- 18 STEVE WEATHERED CITY/EDC ATTORNEY
- 19 PAUL CHAVEZ DIRECTOR OF ECONOMIC DEVELOPMENT
- 20 PAT PATEL **EDC ADMINISTRATIVE ASSISTANT**

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22 EDC Vice-Chairman Terry Chapman called the meeting to order at 7:00 p.m. and declared that a 23 quorum was present.

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1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

27 There were none.

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2. SPECIFIC PUBLIC HEARINGS

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Pursuant to Texas Local Government Code section 505.159, conduct public hearing 2.1 on notice of project for Professional Services for identification of retail trade area, market analysis of commercial properties and recruitment of businesses in amounts to be determined by SEDC and approval by City Council, as appropriate. Payment for such expenditures is authorized for the Project under Texas Local Government Code section 505.158 and is being used for the purpose of promoting new and expanded business development in or near the City of Seabrook.

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Mr. Terry Chapman opened the public hearing at 7:01 p.m. Since there were no comments, public hearing was closed at 7:01 p.m.

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3. **PRESENTATIONS**

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3.1 EDC Director's report on economic development activities for July 2019.

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• Online survey results – one sheet marketing tool – sent out to brokers, developers, local landowners and contacts in the retail community

- 48 Meeting with grocery store chain Research on signage along 146 – currently looking at 36 x 36 basic directional signs 49 50 that are also movable 51 Follow up with Pelican Plaza owners and redevelopment opportunities 52 Prospects meeting follow ups 53 New Catfish place coming soon at Pelican Plaza Captains School coming soon at Pelican Plaza 54 55 New Barbeque place coming soon to Seabrook New Americano Café coming soon to Seabrook 56 Monthly budget sheet review 57 58 Sales tax revenue report – seasonally adjusted 59 60 3.2 Economic Alliance Houston Port Region annual report. 61 62 Mr. Fred Welch from Economic Alliance presented some of the following in the annual 63 report: 64 • Economic Alliance is a non-profit organization, created in 1985 whose mission is 65 to grow and market a vibrant regional economy 66 • Economic Alliance represents 12 Cities, Harris County, Port Houston, plus 250 + 67 private sector members 68 Provide a professional relationship to navigate the multiple facets of the site selection/expansion process, including the facilitation to our economic 69 70 development support network Provide guidance in evaluating State and Local incentive & workforce programs 71 Advocacy for projects & mobilization of key members 72 73 4 new project wins in 2018, 100 jobs created, 75 jobs retained, 680 indirect jobs 74 61 "wins" since 2008, \$10billion capital investment, 2,894 jobs created 75 Focus on the Petrochemical Industry – for every one job created from the business of chemistry, 7.1 jobs are created in other sectors 76
- Inspiring & preparing the next generation workforce filling the pipeline of potential workers in the petrochemical, maritime and logistics industries

• Leveraging partnerships with the EHCMA and 9 community colleges to recruit and train a qualified workforce

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 Providing career paths and job opportunities to address attrition, skill enhancement and demand

83 84 Targeting high-demand, high-paying careers supporting the petrochemical and maritime industries
 2010 Toyon Formation Development Councilla World form Formation

85 86 • 2019 Texas Economic Development Council's Workforce Excellence Award > 250,000 population

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• Year 2016 – 2018 events & contacts: 198 presentations, 27,435 contacts created

88 89 2018 Federal Policy: 30 Economic Alliance members participated in 18 meetings in Washington D.C. and 14 post-trip conference calls

90 91 2019 State Policy: 24 Economic Alliance members participated in 31 meetings in Austin, TX

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2019 Federal Policy: 31 members participated in 35 meetings in Washington D.C.

paintings, streetscapes, park improvements, & quality of life 3.3 Clear Lake Chamber of Commerce annual report. Chamber is a not for profit organization, governed by a volunteer 22-member Board of Directors including 7 Executive Officers, serving 900 members Purpose: provide opportunities and support through Chamber programs, events and connections Promote and facilitate relationships between business, academia and government Shape public policy to benefit businesses and community Lead a dynamic and respected Chamber of Commerce Year 2019: over 100 volunteers traveled to Austin on March 5th to represent our community collaborating with the Bay Area Houston Economic Partnership on a united Legislative Agenda Advocate for the continued funding of space program in Washington D.C. for the annual Citizens for Space Exploration trip in May Additional Public Policy initiatives include Grand Parkway letter writing campaign Letter of support of the U.S. Government's proposal to impose temporary high tariffs on Airbus and certain other European products Coordinate business and professional development seminars and programs to enhance business education Establish awareness and communication for SH 146 construction update and the effects on Seabrook Businesses Collaborating on shareness and communication with Chamber membership, via Chamber social media, weekly update emails and website updates on SH146 construction and closures Promotion of Seabrook events to Chamber membership and on clearlakearea.com Provides opportunities to build your business network at committee meetings, monthly Chamber luncheons and other networking functions Motion made by Ernie Davis and seconded by Gary Bell. To approve the EDC budget for fiscal year 2019-2020 as presented. Motion made by Ernie Davis and seconded by Gary Bell. To approve the EDC budget for fiscal year 2019-2020 as presented. Advocate for the continued funding of an Independent Consultant for Professional Consulting Services for Retail Recruitment to be Inclu	93		• Mini-Mural matching grant program: \$5,000 matching grant for murals, art,
96 3.3 Clear Lake Chamber of Commerce annual report. 97 Chamber is a not for profit organization, governed by a volunteer 22-member Board of Directors including 7 Executive Officers, serving 900 members 98 Purpose: provide opportunities and support through Chamber programs, events and connections 102 Promote and facilitate relationships between business, academia and government 103 Shape public policy to benefit businesses and community 104 Lead a dynamic and respected Chamber of Commerce 105 Year 2019: over 100 volunteers traveled to Austin on March 5th or represent our community collaborating with the Bay Area Houston Economic Partnership on a united Legislative Agenda 108 Advocate for the continued funding of space program in Washington D.C. for the annual Citizens for Space Exploration trip in May 109 Additional Public Policy initiatives include Grand Parkway letter writing campaign 110 Letter of support of the U.S. Government's proposal to impose temporary high tariffs on Airbus and certain other European products 111 Coordinate business and professional development seminars and programs to enhance business education 112 Establish awareness and communication for SH 146 construction update and the effects on Seabrook Businesses 118 Collaborating on shared communication with Chamber membership, via Chamber social media, weekly update emails and website updates on SH146 construction and closures 120 Provides opportunities to build your business network at committee meetings, monthly Chamber luncheons and other networking functions 121 Provides opportunities to build your business network at committee meetings, monthly Chamber luncheons and other networking functions 122 Provides opportunities to build your business network at committee meetings, monthly Chamber luncheons and other networking functions 123 Motion made by Ernie Davis and seconded by Gary Bell. 134 To approve the EDC budget for fiscal year 2019-2020 as presented. 135 MOTION CARRIED BY UNANIMOUS CONSENT 136 Consider and take al	94		
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132 133 MOTION CARRIED BY UNANIMOUS CONSENT 134 135 4.2 Consider and take all appropriate action on Seabrook EDC and City Council Joint 136 Resolution 2019-18 "Proposed SEDC Project Hiring of an Independent Consultant 137 for Professional Consulting Services for Retail Recruitment to be Included in EDC			To approve the EDC hydret for fixed year 2010 2020 as a second 1
MOTION CARRIED BY UNANIMOUS CONSENT 4.2 Consider and take all appropriate action on Seabrook EDC and City Council Joint Resolution 2019-18 "Proposed SEDC Project Hiring of an Independent Consultant for Professional Consulting Services for Retail Recruitment to be Included in EDC			To approve the EDC budget for fiscal year 2019-2020 as presented.
134 135 4.2 Consider and take all appropriate action on Seabrook EDC and City Council Joint 136 Resolution 2019-18 "Proposed SEDC Project Hiring of an Independent Consultant 137 for Professional Consulting Services for Retail Recruitment to be Included in EDC			MOTION CAPPIED DV LINANIMOLIS CONSENT
Consider and take all appropriate action on Seabrook EDC and City Council Joint Resolution 2019-18 "Proposed SEDC Project Hiring of an Independent Consultant for Professional Consulting Services for Retail Recruitment to be Included in EDC			MOTION CARRIED BT UNANIMOUS CONSENT
Resolution 2019-18 "Proposed SEDC Project Hiring of an Independent Consultant for Professional Consulting Services for Retail Recruitment to be Included in EDC		4.2	Consider and take all appropriate action on Saabrook FDC and City Council Ising
for Professional Consulting Services for Retail Recruitment to be Included in EDC		10.20	Resolution 2019-18 "Proposed SEDC Project Hiring of an Independent Consultant
138 Projects Fund Budget Line Item 707-5617 for Fiscal Year 2019-2020			for Professional Consulting Services for Retail Recruitment to be Included in FDC
			Projects Fund Budget Line Item 707-5617 for Fiscal Year 2019-2020

139		Seabrook City Attorney explained that going forward since the amount for Retail
140		Strategies Contract was over the \$10,000 limit it would be considered as a "Project",
141		therefore a project notice was published in the City's newspaper on July 18, 2019 and the
142		public hearing was held today. Going forward this Resolution would also help eliminate
143		the need for additional project notices for Professional Consulting Services in the future.
144		
145		Motion made by Thom Kolupski and seconded by Gary Bell.
146		
147		To approve Joint Resolution 2019-18 with adjustment to add budget line item 707-5227.
148		
149		MOTION CARRIED BY UNANIMOUS CONSENT
150		
151	4.3	Consider and take all appropriate action on a proposed 1 year contract with Retail
152		Strategies for \$45,000 for effective date October 1, 2019, with the option to extend
153		for an additional 2 years at an amount not to exceed \$40,000 for year 2 and \$40,000
154		for year 3. This is a budgeted item.
155		
156		Motion made by Ernie Davis and seconded by Gary Bell.
157		
158		To approve a 1 year contract with Retail Strategies as presented.
159		
160		MOTION CARRIED BY UNANIMOUS CONSENT
161		
162	4.4	Consider and take all appropriate action on the renewal of the Administrative
163		Staffing Services Agreement for fiscal year 2019-2020, in an amount not to exceed
164		\$242,293.
165		Matien and he Warin France 1 111 F. ' D. '
166		Motion made by Kevin Ferguson and seconded by Ernie Davis.
167		To approve the Administration Ct. CC C
168		To approve the Administrative Staffing Services Agreement as written.
169 170		MOTION CARRIED BY UNANIMOUS CONSENT
171		MOTION CARRIED BY UNANIMOUS CONSENT
172	4.5	Consider and take all appropriate action on funding request from Clear Lake
173	7.3	Chamber of Commerce in an amount not to exceed \$10,000 beginning October 1,
174		2019 thru September 30, 2020.
175		2019 thi u September 50, 2020.
176		Motion made by Gary Bell and seconded by Ernie Davis.
177		Wotton made by Gary Ben and seconded by Eime Davis.
178		To approve the funding request from Clear Lake Chamber of Commerce in an amount
179		not to exceed \$10,000 beginning October 1, 2019 thru September 30, 2020.
180		not to exceed \$10,000 beginning october 1, 2017 that september 30, 2020.
181		MOTION CARRIED BY UNANIMOUS CONSENT
182		The state of the s
183	4.6	Consider and take all appropriate action on the proposed SEDC Resolution 2019-01
184		"Update and Renewal of the Seabrook Economic Development Corporation (SEDC)
185		Incentives Policy".

186			
187		Motion made by Ernie Davis and seconded by Kevin Ferguson.	
188		Thousand the buris and seconded by Nevin Feiguson.	
189		To approve SEDC Resolution 2019-01 Incentives Policy as presented.	
190		To approve \$22 o resolution 2015 of incontives follow as presented.	
191		MOTION CARRIED BY UNANIMOUS CONSENT	
192			
193	5.	ROUTINE BUSINESS	
194			
195	5.1	Approve minutes of the July 11, 2019 regular EDC meeting. (Patel)	
196			
197		Motion made by Kevin Ferguson and seconded by Gary Bell.	
198			
199		To approve the minutes as presented.	
200		•	
201		MOTION CARRIED BY UNANIMOUS CONSENT	
202			
203	5.2	Update on SH 146 expansion.	
204			
205	•	Utility poles along SH146 going up	
206	•	Continuation of demolitions	
207	•	Blueline building coming down soon	
208	•	Whataburger site coming down soon	
209			
210	5.3	Establish future meeting dates and agenda items.	
211			
212		Next meeting scheduled for Thursday, September 12, 2019.	
213			
214	Upon motion duly made, the meeting was adjourned at 8:20 p.m.		
215			
216	APPROVED ON THE 12 TH DAY OF SEPTEMBER 2019.		
217			
218			
219	1/2	Paul Dunphey, EDC Chairman	
220	DIA D		
221	Pat Pa	tel,	
222	EDC Administrative Assistant		